



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

10/23/2014

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 a.m. on the above date in the Planning Library, 3rd Floor, 75 Calhoun St. The following applications will be reviewed:

#1 CAROLINA BAY, PHASE 13C (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: STONESTOWN DRIVE

Location: WEST ASHLEY

TMS#: 307-00-00-004 &054

Acres: 19.43

Lots (for subdiv): 19

Units (multi-fam./Concept Plans): 19

Zoning: PUD

Misc notes: Preliminary plat for Carolina Bay, Phase 13C.

RESULTS:

☒ new BP approval tracking

City Project ID #: 141013-StonestownDr-1

City Project ID Name: TRC_PP:CarolinaBayPhase13C[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: BZA-SD

Owner: CENTEX HOMES

Applicant: SEAMON, WHITESIDE & ASSOCIATES

843-884-1667

Contact: CHRIS ACKERMAN

cackerman@seamonwhiteside.com

#2 CAROLINA BAY, PHASE 13C (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: STONESTOWN DRIVE

Location: WEST ASHLEY

TMS#: 307-00-00-004 &054

Acres: 19.43

Lots (for subdiv): 19

Units (multi-fam./Concept Plans): 19

Zoning: PUD

Misc notes: Road construction plans for Carolina Bay, Phase 13C.

RESULTS:

☒ new BP approval tracking

City Project ID #: 141013-StonestownDr-2

City Project ID Name: TRC_PP:CarolinaBayPhase13C[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: BZA-SD

Owner: CENTEX HOMES

Applicant: SEAMON, WHITESIDE & ASSOCIATES

843-884-1667

Contact: CHRIS ACKERMAN

cackerman@seamonwhiteside.com

#3 STARBUCKS

SITE PLAN

Project Classification: MINOR DEVELOPMENT

Address: 1313 SAM RITTENBERG BLVD.

Location: WEST ASHLEY

TMS#: 3521100102

Acres: 0.64

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GB

Misc notes: Construction plans to re-purpose the vacant Bojangles restaurant facility for a Starbucks.

RESULTS:

☒ new BP approval tracking

City Project ID #: 141013-1313SamRittenbergBlvd-1

City Project ID Name: TRC_SP:Starbucks[SamRittenbergBlvd]

Submittal Review #: COURTESY

Board Approval Required: DRB

Owner: FAISON & ASSOCIATES

Applicant: HGB&D

843-849-7500

Contact: CHRIS HAYNES

rbailey@hgbd.com

4 PHILIP SIMMONS ELEMENTARY/MIDDLE SCHOOL (ESP)**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2620000026

Acres: 47.98

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: PUD

Misc notes: Early Site Package for the new Berkeley County Elementary & Middle School campus.

RESULTS:☒ new BP approval tracking

City Project ID #: 140908-Clements FerryRd-2

City Project ID Name: TRC_SP:PhilipSimmonsElementary/MiddleSchool[EarlySitePackage]

Submittal Review #: PRELIMINARY

Board Approval Required: PC (roads)

Owner: BERKELEY COUNTY SCHOOL DISTRICT

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: MICHAEL C. ROACH

roach.m@thomasandhutton.com

5 BOLTON'S LANDING 6A-1 & 6A-2 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: BLUEWATER WAY

Location: WEST ASHLEY

TMS#: 2860000003

Acres: 31.06

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): -

Zoning: SR-1 (ND)

Misc notes: Preliminary plat to create two tracts in Bolton's Landing.

RESULTS:☒ new BP approval tracking

City Project ID #: 141013-BluewaterWay-1

City Project ID Name: TRC_PP:Bolton'sLanding6A-1and6A-2

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: STERLING CHARLESTON APARTMENTS, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: BETTY NIERMANN

bniermann@seamonwhiteside.com

6 COURIER SQUARE**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 465 MEETING STREET

Location: PENINSULA

TMS#: 4590503115, 118, 124, & 133

Acres: 2.9

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 226 UNITS

Zoning: GB

Misc notes: Construct a mixed-use development with office, retail and 226 residential units.

RESULTS:☒ new BP approval tracking

City Project ID #: 140324-465MeetingSt-1

City Project ID Name: TRC_SP:CourierSquareMixedUse

Submittal Review #: PRELIMINARY

Board Approval Required: BAR, BZA-SD

Owner: EVENING POST INDUSTRIES, INC.

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: JASON MUNDAY

jmunday@seamonwhiteside.com

7 HOME TEAM BBQ**SITE PLAN**

Project Classification: MINOR DEVELOPMENT

Address: 126-136 WILLIMAN

Location: PENINSULA

TMS#: 4610903042-046

Acres: 0.45

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: LI & GB

Misc notes: Construction of a new restaurant.

RESULTS:☒ new BP approval tracking

City Project ID #: 141016-WillimanSt-1

City Project ID Name: TRC_SP:HomeTeamBBQ

Submittal Review #: COURTESY

Board Approval Required:

Owner: AARON SIEGEL

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

branchgn@earthsource.com

#8 CITADEL MALL OUTPARCEL**SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 2051 SAM RITTENBERG BLVD.

Location: WEST ASHLEY

TMS#: 3100800003

Acres: 1.514

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GB

Misc notes: Construction of a new commercial building.

RESULTS:☒ new BP approval tracking

City Project ID #: 141016-Sam RittenbergBlvd-1

City Project ID Name: TRC_SP:CitadelMallOutparcel

Submittal Review #: COURTESY

Board Approval Required:

Owner: CITADEL MALLCMBS, LLC

Applicant: ANCHOR CONSULTING ENGINEERS, LLC

843-818-4652

Contact: CAWOOD SOUTH

cawood.south@anchorce.com

#9 THE MARSHES AT COOPER RIVER**PUD MASTER PLAN**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2670000004, 005, 010, 050-057, & 069

Acres: 33.57

Lots (for subdiv): 160

Units (multi-fam./Concept Plans): 160

Zoning: PUD

Misc notes: Proposed PUD.

RESULTS:☒ new BP approval tracking

City Project ID #: 141016-Clements FerryRd-1

City Project ID Name: TRC_PUD:TheMarshesatCooperRiver[PUD]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: GENE WEST EQUITY TRUST CO. & HAROLD GUSKINS & TONEY BEN

Applicant: SITECAST, LLC

843-224-4264

Contact: CHRIS DONATO

cdonato@sitecastsc.com

#10 MAGNOLIA PUD**PUD MASTER PLAN**

Project Classification: MAJOR SUBDIVISION

Address: HERIOT ST, BRASWELL ST & MILFORD STREET

Location: PENINSULA

TMS#: many

Acres: 181.58

Lots (for subdiv): -

Units (multi-fam./Concept Plans): -

Zoning: PUD

Misc notes: Proposed PUD

RESULTS:☒ new BP approval tracking

City Project ID #: 141016-BraswellSt-1

City Project ID Name: TRC_PUD:MagnoliaPUD

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: ASHLEY I, LLC & ASHLEY II OF CHARLESTON, LLC

Applicant: ASHLEY RIVER INVESTORS, LLC

843-871-5000

Contact: LAURA SENNETT

laurasennett@mwv.com

#11 BRADHAM ACRES**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: BRADHAM ROAD

Location: JAMES ISLAND

TMS#: 3410000032

Acres: 25.03

Lots (for subdiv): 13

Units (multi-fam./Concept Plans): 13

Zoning: SR-2

Misc notes: Concept Plan for a 13 lot subdivision.

RESULTS:☒ new BP approval tracking

City Project ID #: 141013-BradhamRd-1

City Project ID Name: TRC_CP:BradhamAcres[Revised2014]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: TCH BRADHAM, LLC

Applicant: KEVIN J. COFFEY

843-266-3996

Contact: KEVIN J. COFFEY

kevin@lowcountrylhc.com

12 SCE&G CAINHOY ELECTRIC SUBSTATION

SITE PLAN

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 1169 CAINHOY ROAD

Location: CAINHOY

TMS#: 2630001085

Acres: 13.2

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: PUD

Misc notes: Construction plans to build a new substation.

RESULTS:

☒ new BP approval tracking

City Project ID #: 140715-1169CainhoyRd-1

City Project ID Name: TRC_SP:SCE&GCainhoyElectricSubstation

Submittal Review #: PRELIMINARY

Board Approval Required:

Owner: SCE&G

Applicant: FORSBERG ENGINEERING & SURVEYING

843-571-2622

Contact: WILLIAM WEATHERS

wwethers@forsberg-engineering.com

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division.

Individuals with questions concerning the above items should contact Mandi Herring, Senior Zoning Planner, in the Department of Planning, Preservation and Sustainability at (843) 720-1994. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.